



Brownfields Assessment Demonstration Pilot

Galveston, TX

Outreach and Special Projects Staff (5101)

Quick Reference Fact Sheet

EPA's Brownfields Economic Redevelopment Initiative is designed to empower states, communities, and other stakeholders in economic redevelopment to work together in a timely manner to prevent, assess, safely clean up, and sustainably reuse brownfields. A brownfield is a site, or portion thereof, that has actual or perceived contamination and an active potential for redevelopment or reuse. Since 1995, EPA has funded more than 150 Brownfields Assessment Demonstration Pilots, at up to \$200,000 each, to support creative two-year explorations and demonstrations of brownfields solutions. The Pilots are intended to provide EPA, states, tribes, municipalities, and communities with useful information and strategies as they continue to seek new methods to promote a unified approach to site assessment, environmental cleanup, and redevelopment.

BACKGROUND

EPA has selected the City of Galveston for a Brownfields Pilot. Galveston (population 59,072) is located on Galveston Island off the southeast Texas Gulf coast, approximately 50 miles southeast of Houston. Two unique features compound Galveston's brownfields problems. The city is located on an island, and a significant portion of the city's land is government owned, providing a proportionately lower available property tax base than similarly situated communities. Redevelopment of brownfields is an integral component of the city's economic development initiatives.

Once a thriving industrial and economic center and major seaport, the city has been in steady economic decline for 30 years. The port has suffered a significant decline in business and has lost a number of major employers. The long economic decline has resulted in an inner urban area with a high minority population, high unemployment, high poverty rates, and numerous vacant commercial and industrial properties. Striving to reverse these trends, the 9.84-square-mile inner urban area of the city was designated as a state Enterprise Zone (EZ). The EZ designation encourages development by offering tax incentives, utility discounts, accelerated permits, and special loan programs. Almost all of the city's brownfields are

PILOT SNAPSHOT



Galveston, Texas

Date of Announcement:
May 1998

Amount: \$200,000

Profile: The Pilot will target 20 properties within the Old Central and Carver Park neighborhoods just west of Galveston's central business district; both areas are located in the state-designated Enterprise Zone.

Contacts:

City of Galveston
(409) 966-2150

Regional Brownfields Team
U.S. EPA - Region 6
(214) 665-6736

Visit the EPA Region 6 Brownfields web site at:
[http://www.epa.gov/earth1r6/6sf/
bfpages/sfbfhome.htm](http://www.epa.gov/earth1r6/6sf/bfpages/sfbfhome.htm)

For further information, including specific Pilot contacts, additional Pilot information, brownfields news and events, and publications and links, visit the EPA Brownfields web site at:
<http://www.epa.gov/brownfields/>

located within the EZ, with a large percentage located in or near two contiguous neighborhoods (Old Central and Carver Park), just west of Galveston's central business district.

OBJECTIVES

The Pilot has three primary objectives as it tries to integrate the Pilot project with the EZ initiative. First, in coordination with other federal, state, and local efforts, the Pilot will work to encourage and create incentives for assessment, cleanup and redevelopment of the economically and environmentally distressed areas of the EZ. The focus of the Pilot will be on the Old Central and Carver Park neighborhoods. Another goal of the Pilot is to forge a strong and lasting partnership between the city and the affected minority/disadvantaged communities in order to give these communities a voice in the cleanup and redevelopment of their neighborhoods. Finally, the Pilot will work to develop a brownfields initiative that can be applied to other brownfields projects in the future.

ACCOMPLISHMENTS AND ACTIVITIES

Activities planned as part of this Pilot include:

- Conducting a series of public meetings to obtain input from affected communities;
- Identifying and ranking brownfields in the target areas;
- Conducting Phase I environmental assessments at 20 targeted sites;
- Conducting Phase II environmental assessments and developing cleanup cost estimates for up to three priority properties;
- Developing incentives for cleanup and redevelopment projects; and
- Communicating information on environmental cleanup conditions and redevelopment potential to the public and potential project developers.

The cooperative agreement for this Pilot has not yet been negotiated; therefore, activities described in this fact sheet are subject to change.